

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JANUARY 10, 2007
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Service Department, located at 1222 1st Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: KEN TEASLEY

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **BAJA FREIGHT PARK - PROJECT NO. 78309**
City Council District: 8; Plan Area: Otay Mesa

Staff: Will Zounes

Site Development Permit for a 105 space, truck/trailer Storage Park with office on a site containing Environmentally Sensitive Lands and proposed deviations to parking surface. The proposed development is located on an 11.5 acre site at 6852 Calle De Linea in the Industrial Subdistrict of Otay Mesa Development District. Mitigated Negative Declaration No. 78309
Report No.HO-06-295

DEPARTMENT RECOMMENDATION:
Approval

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ITEM – 5: ***MCINTOSH RESIDENCE– PROJECT NO. 55461**
City Council District: 1; Plan Area: La Jolla

STAFF: Robert Korch

Coastal Development Permit to demolish existing residence and construct a new 2-story, 2,187 square-foot single family residence with basement and a 2-car covered carport on a 3,365 square-foot site at **7256 Dunemere Drive** in the RS-1-7 Zone within the La Jolla Community Plan boundaries, Coastal Height Limit, Coastal Overlay Zone (appealable area), Parking Impact Overlay , and the First Public Roadway. Negative Declaration No. 101987. Report No. H O-07-001

RECOMMENDATION

Approval

ITEM -6: **605 ARENAS STREET MAP WAIVER – PROJECT NO. 87217**
City Council District: 1; Plan Area: La Jolla

STAFF: Jeffrey Robles

Coastal Development Permit and Map Waiver (Process 3) application to waive the requirements of a Tentative Map and underground overhead utilities to convert two (2) existing residential units to condominiums on a 0.098 acre site. No new construction is proposed. The property is located at **605 Arenas Street** in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area and Council District 1. Exempt from environmental. Report No . HO-07-006

RECOMMENDATION

Approval

ITEM -7: **4560 35th STREET MAP WAIVER - PROJECT NO. 80665**
City Council District: 3; Plan Area: Normal Heights neighborhood of the Mid-City Communities Plan Area

STAFF: Michelle Sokolowski

Map Waiver to waive the requirements of a Tentative Map to convert four existing residential units to condominiums on a 0.157-acre site located at **4560 35th Street** in the RM-1-2 Zone of the Central Urbanized Planned District and the Transit Area Overlay Zone, within the Normal Heights Neighborhood of Mid City Communities Plan Area. Exempt from environmental. Report No. HO-07-005

RECOMMENDATION

Approval

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ITEM -8: **4459 OHIO TENTATIVE MAP - PROJECT NO. 95607**
City Council District: 3; Plan Area: Greater North Park

STAFF: Paul Godwin

Map Waiver to allow the conversion of one existing unit into a condominium, the creation of two new condominiums currently under construction (a total of three condominium units) and a waiver of the requirement to underground the existing overhead utilities on a 0.12-acre site located at **4459 Ohio Street**, in the MR-800B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area. Exempt from environmental. Report No. HO-07-014

RECOMMENDATION

Approval

ITEM -9: **BENNETT VARIANCE – PROJECT NO. 90538**
City Council District: 3; Plan Area: Greater North Park

STAFF: Laila Iskandar

Variance from the underlying RS-1-7 zone requirements and to allow for a lot line adjustment. The two adjoining parcels total 6,259 square feet and are located at **3579 Arizona Street** and **3576 Park Villa Drive** in the RS-1-7 Zone within the Greater North Park Community Plan area and Council District 3. Exempt from environmental. Report No. HO-07-015

RECOMMENDATION

Approval

ITEM -10: **GATEWAY OFFICE CENTER CONDOMINIUMS**
PROJECT NO. 113875
City Council District: 2; Plan Area: Centre City

STAFF: Pete Lynch

Map Waiver to allow the conversion of 50 commercial units in an existing building, into condominiums. The project is located at **925 B Street**, on the southeast corner of B Street and 10th Avenue. Exempt from environmental. Report No. HO-07-012

RECOMMENDATION

Approval

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ITEM -11: **867 BERYL STREET MAP WAIVER - PROJECT NO. 85962**

City Council District: 1; Plan Area: Pacific Beach

STAFF: Anne Jarque

Coastal Development Permit and Map Waiver to waive the requirements of a Tentative Map to convert 2 existing residential units to condominiums on a 0.143 acre site at **867 Beryl Street** in the RM-1-1 Zone within the Pacific Beach Community Plan. Coastal Overlay (non-appealable), and Coastal Height Limit. Exempt from environmental. Report No. HO-07-010

RECOMMENDATION

Approval

ITEM -12: **OTSEGO DRIVE RESIDENCE - PROJECT NO. 79635**

City Council District: 4; Plan Area: Uptown

STAFF: John Fisher

Neighborhood Development Permit and Variance to increase the maximum floor area and increase the maximum encroachment into steep hillsides for construction of a 2,196 square foot, three story single family residence with attached 428 square foot garage on a vacant 1,926 square foot lot. The site is located between **520 Otsego Drive** and City of San Diego-owned open space. The site is identified by Assessors Parcel Number as 452-254 0200 in the RS-1-1 zone of the Uptown Community Plan. Negative Declaration No. 79635. Report No. HO-07-011

RECOMMENDATION

Approval